

133.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,012,900 / 1,012,900

USE VALUE: 1,012,900 / 1,012,900

ASSESSED: 1,012,900 / 1,012,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
141		GLOUCESTER ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HARMER DON RICHARD &	
Owner 2: SIMMEL LESLIE L	
Owner 3:	

Street 1: 141 GLOUCESTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: SIMMEL LESLIE L -

Owner 2: -

Street 1: 141 GLOUCESTER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .267 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

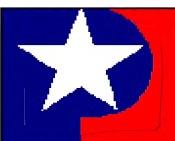
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11613	Sq. Ft.	Site			0	90.	0.66	10									691,547						691,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11613.000	314,400	7,000	691,500	1,012,900		85614
							GIS Ref
							GIS Ref
							Insp Date
							12/20/17

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	85614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	10:36:31
LAST REV Date	Time
02/12/18	10:15:57
ekelly	
10380	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,400	7000	11,613.	691,500	1,012,900		Year end	12/23/2021
2021	101	FV	305,000	7000	11,613.	691,500	1,003,500		Year End Roll	12/10/2020
2020	101	FV	305,000	7000	11,613.	691,600	1,003,600	1,003,600	Year End Roll	12/18/2019
2019	101	FV	241,200	7000	11,613.	730,000	978,200	978,200	Year End Roll	1/3/2019
2018	101	FV	241,200	7000	11,613.	537,900	786,100	786,100	Year End Roll	12/20/2017
2017	101	FV	241,200	7000	11,613.	514,800	763,000	763,000	Year End Roll	1/3/2017
2016	101	FV	241,200	7000	11,613.	476,400	724,600	724,600	Year End	1/4/2016
2015	101	FV	227,500	7000	11,613.	399,600	634,100	634,100	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMEL LESLIE L	55149-191		8/11/2010	Convenience	99	No	No		
HARMER RICHARD-	55149-189		8/11/2010	Convenience	99	No	No		
	15737-108		8/1/1984		146,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/1993	447	Manual	1,625				REROOF	

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/20/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	189	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
7/7/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=SINK IN BMT..																																																																																																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath:	Rating:																																																																																																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	3/4 Bath:	Rating:																																																																																																		
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:																																																																																																		
Grade: C+ - Average (+)				1/2 Bath: 1	Rating: Average																																																																																																		
Year Blt: 1924		Eff Yr Blt:		A HBth:	Rating:																																																																																																		
Alt LUC:		Alt %:		OthrFix: 1	Rating: Average																																																																																																		
Jurisdct:		Fact: .		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																															
Const Mod:				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																																																																																																	
Lump Sum Adj:				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																																																																																																	
<b>INTERIOR INFORMATION</b>				Fpl: 1	Rating: Average	Other																																																																																																	
Avg Ht/FL: STD				WSFlue:	Rating:	Upper																																																																																																	
Prim Int Wal 2 - Plaster				<b>CONDOS INFORMATION</b>				Lvl 2																																																																																															
Sec Int Wall: %				Location:				Lvl 1																																																																																															
Partition: T - Typical				Total Units:				Lower																																																																																															
Prim Floors: 3 - Hardwood				Floor:																																																																																																			
Sec Floors: %				% Own:																																																																																																			
Bsmnt Flr: 12 - Concrete				Name:																																																																																																			
Subfloor:				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>																																																																																							
Bsmnt Gar:				Phys Cond: AV - Average	31. %	Exterior:				No Unit RMS BRS FL																																																																																													
Electric: 3 - Typical				Functional:	%	Interior:				1 8 4 M																																																																																													
Insulation: 2 - Typical				Economic:	%	Additions:																																																																																																	
Int vs Ext: S				Special:	%	Kitchen:																																																																																																	
Heat Fuel: 2 - Gas				Override:	%	Baths:																																																																																																	
Heat Type: 3 - Forced H/W				Total: 31 %				Plumbing:																																																																																															
# Heat Sys: 1				<b>CALC SUMMARY</b>				Electric:																																																																																															
% Heated: 100	% AC:			Basic \$ / SQ: 135.00				Heating:																																																																																															
Solar HW: NO	Central Vac: NO			Size Adj.: 1.29718935				General:																																																																																															
% Com Wal	% Sprinkled			Const Adj.: 0.99989998				Totals																																																																																															
<b>MOBILE HOME</b>				Adj \$ / SQ: 175.103																																																																																																			
Make:				Other Features: 77000																																																																																																			
Model:				Grade Factor: 1.10																																																																																																			
Serial #:				NBHD Inf: 1.00000000																																																																																																			
Year:				NBHD Mod:																																																																																																			
Color:				LUC Factor: 1.00																																																																																																			
<b>SPEC FEATURES/YARD ITEMS</b>				Adj Total: 455715																																																																																																			
PARCEL ID 133.0-0006-0005.0				Depreciation: 141272																																																																																																			
Code Description A Y/S Qty				Depreciated Total: 314443																																																																																																			
4	Garage W/Lof	D	Y	1	20X20	G	AV	1940	29.22	T	40	101	7,000				7,000																																																																																						
Total Yard Items: 7,000				Total Special Features: 7,000												Total: 7,000																																																																																							
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